

*Draft Action/Summary Minutes*  
**City of Sedona**  
**Historic Preservation Commission Meeting**  
**Vultee Conference Room, Sedona City Hall, Sedona, AZ**  
**Monday, January 11, 2010 – 4:00 pm**

**1. Verification of notice, call to order, roll call and Pledge of Allegiance.**

Chairman Unger called the meeting to order at 4:00 p.m.

**Roll Call:**

**Commissioners:** Chairman Brynn Unger, Vice Chairman Greg Ruland and Commissioners Richard Mayer, Helen Snyder and Noreen Wienges.

**Staff:** Kathy Levin and Donna Puckett

**Council Liaison:** Councilor DiNunzio

**2. Public forum for items not on agenda. Limit of 3 minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).**

*The Chairman opened the public forum and having no requests to speak, closed the public forum.*

**3. Consent agenda:**

**a. Approval of minutes of November 2, 2009 meeting.**

The Chairman indicated this item is for the approval of the minutes of the November 2nd meeting, and then asked for a motion.

***MOTION: Vice Chairman Ruland moved to approve the minutes. Commissioner Wienges seconded the motion. VOTE: Motion carried five (5) for and zero (0) opposed.***

**4. Commission and staff announcements and summary of current matters.**

Kathy indicated that the Council's priorities for the balance of this fiscal year were determined in their Council retreat on November 20th, 1) Financial sustainability - they will be pursuing collection of local sales tax and a business licensing and audit program. They also intend to create a Citizen Advisory Committee and will be completing a Wastewater Rate Study and discussing that on January 27th, including a possible reduction in the sales tax contribution to the Wastewater Fund and increases in user fees. They are also looking at simplified financial reporting for the Council and the public. 2) Enhanced communications - they intend to create a Citizen's Government Academy to provide increased Council candidate training and new Council member orientation, and they are holding two forums with City staff, for candidates to learn more about how the City is run and to enhance Council-staff communications with outreach to all areas of the City. 3) Infrastructure needs - they will develop a list of issues weighted by importance and include options for corresponding revenue sources for those projects.

Kathy reported that all departments were asked to review their budgets, including HPC's budget and she proposed the reductions shown on the "City of Sedona, Expenditures with Comparison to Budget for the 6 Months Ending December 31, 2009" handout. Professional Services were reduced from \$2,400 to \$1,000, Commission Support was reduced from \$750 to \$200, Office Supplies were reduced from \$2,700 to \$1,200 and the matching grant amount was reduced from \$1,600 to \$800.

We won't have any difficulty with our supply budget; there will be enough to cover HP Month and any bronze plaques and the grant match will be fine, because the \$800 reduced was the in-kind, but we won't have Commission Support for the conference. These reductions are in effect now and this is our reduced budget for the year-end. The department came up with about \$33,000 in reductions.

She also spoke with Marjorie Miller about being recognized by the City Council and we made arrangements for that to happen on January 26th at 4:30 p.m. Kathy encouraged the Commissioners to attend and indicated that Marjorie served on the Commission for 6 years.

Kathy then reported that the Sedona Historical Society is presenting a special program on January 25th at 3:30 p.m., where they are going to introduce their audio tour at the Sedona Historical Museum, and both Council and this Commission have been invited.

Chairman Unger welcomed Councilor DiNunzio as the Commission's new Council liaison and Helen Snyder as a new Commissioner. The Chairman also distributed an "HPC Essentials" CD that she made. She updated things on the grant program and noted that the Commission's portion of the Land Development Code is in there; it is fairly easy to read and all in one place. She also left some extra copies in the office.

We may also have a new member, Jim Sears; he has been approved by the interviewing committee and it will go to the City Council for approval tomorrow evening. Then Chairman then asked Commissioner Snyder to provide a little of her background. The Commissioner indicated she moved to Sedona about 4 years ago after retiring from Silicon Valley where she worked in aerospace, and she has two degrees from Stanford, English and Art History, so she has some knowledge in architecture and art and she has recently been on the Housing Commission. She has worked locally in a resort, rented for a year, and then purchased a home. She has always had an interest in historical properties, history and the preservation of the past. Without knowing about the Centennial, she has some ideas about what we might do to springboard some things to help us, such as coming up with a calendar of historic properties in Sedona by having children draw pictures, take photos, and print the calendar with the photographs and drawings of historic properties, and then sell the calendars to bring some money to this endeavor. Looking at the budget, she wonders if our role in the Centennial was included. She doesn't have the knowledge of the properties, so she will be learning that, but she has other things that she hopes to bring to the Commission.

Chairman Unger indicated that the HP Conference this year is in Flagstaff and she will be attending on her own dime; Kathy is on the agenda, so she will be there. She encouraged the Commissioners to attend even a part of the conference if they have the chance and indicated that staff will keep them posted on the agenda.

Additionally, the Chairman reported that the Unity Church has been painted and it really looks better. Richard Mayer added that they had a discussion with the minister about no longer giving grants without landmarking and talked to him about meeting with some of his parishioners or the board, and the minister seemed to have some empathy toward it, but it should be followed up. Chairman Unger encouraged the Commissioners to attend once the date is set, because that is a beautiful building and with all of the monies the City has paid to get it done, they should landmark.

The Chairman announced the Hart Store is going ahead with work on that, and the roofer for Doris Banks found the material where she was told they could get it in the fall; Kathy stated it is done.

*No legal action was taken.*

**5. Discussion/possible action on proposed revisions to the FY 2009-10 Historic Preservation Small Grant Program Application and Program Requirements regarding the emphasis on only historic landmark properties.**

Kathy Levin referenced the handout titled, "Historic Preservation Commission, Small Grant Program, Program Eligibility & Application Review Checklist" and indicated the Commission had expressed concern about continuing to award grants to property owners of properties that had not been landmarked. This program was intended to be an incentive and it has been, except one applicant has come back three times and received funds without landmarking.

Kathy reviewed the scoring sheet and indicated she can amend the text of the program requirements and the application to state your preference now is that small grants will only be made to landmarked properties, and when an interested property owner submits their application, if it isn't landmarked, they will also need to submit their application to request that you consider their property for landmarking. She also looked at how the points would fall out under Scenario 1; for a landmarked property that hadn't applied last year, they would get 10 points, if they are designated they get 5 points, so within that category where points would be given, they would get 5 points or 15 points.

In the Scenario 2, when the property is not currently landmarked and they are submitting an application, if they weren't funded in the prior year, they would receive 10 points and if they submitted their application they would get 10 points, which now trumps the existing landmarked properties, so a new property requesting landmark status would have the opportunity to score 5 more points, and we will make it a requirement. We will no longer take applications from properties that aren't seeking landmark status or don't currently have landmark status.

Kathy indicated that the Commission could make a motion to redesign the Small Grant Program so its eligibility would only be for properties that are already landmarked or properties that are applying for landmark status with their small grant application.

***MOTION: Vice Chairman Ruland so moved. Commissioner Mayer seconded the motion. VOTE: Motion carried five (5) for and zero (0) opposed.***

**6. Discussion/possible action on proposed work plan and budget for FY 2010-2011.**

Kathy referenced the handout titled, "City of Sedona, Historic Preservation Commission, Draft 2010-2011 Work Plan" and explained it is a working draft. She reviewed the items listed on the Work Plan and noted that last year she was able to apply for scholarships for Commissioners' attendance to the HP Conference, and if they are available she will do that. Commissioner Wienges pointed out that the information indicated that early registration enabled you to get a better price, so she wondered how that would work, if there is a possibility that there would be scholarships, should the Commissioners just send their checks in. Kathy indicated that she will try to find out if there are going to be any scholarships; she wrote one of those grants, but she hasn't heard back, so she will find out when we might be notified

Chairman Unger asked if the Commissioners had any items to add to the Work Plan and there were no comments; the Chairman noted that it is so broad that basically everything the Commission does would fit under one of these items.

Kathy referenced the handout titled, "2010-2011 Draft Budget, Historic Preservation Commission" and indicated that this proposed budget looks very much like the pared down one for the last half of this fiscal year. She kept it as lean as this year's, because that is what she is assuming will be

expected. Regarding the differences, she held \$2,400 under Professional Services and there is nothing under Commission Support for the conference. The HP Month and bronze plaques for landmarking is at \$2,000 and she included funding for the Small Grant Program at \$12,000, which is the same level we had for the last couple of years. Chairman Unger indicated that realistically, if we want to have not too much kicked back on it, this is rational and realistic to do.

Vice Chairman Ruland indicated he would like to hear from Councilor DiNunzio, and the Councilor explained that being smaller, given the uncertainty of our revenues, is where everyone is headed. How can we ratchet it down in case the revenues continue to drop, and many revenues are out of our control; they come through the state, and if those drop more deeply than anticipated, where do we make up the difference? Your biggest number is the Community Service Grant for the Small Grant Program, and for this year to date, you budgeted \$12,000 but this year you haven't dispersed any yet. Kathy explained that the Commission has made the awards and the applicants have to spend it by June 1st, but those are restricted funds and all \$12,000 has been used.

Councilor DiNunzio indicated that would be the foundation; you have been doing \$12,000 a year. He then asked if the Commission has had more than \$12,000 a year in requests and Kathy explained that we didn't this year, but we did have in other years; we can put that information together. The Councilor asked if they are matching grants and Kathy indicated they are 50-50 and they don't exceed more than \$5,000 per applicant. She also explained the Commission made an emergency grant for the balance of funds that hadn't been obligated in the Small Grant Program after the September 10th flood of the Hummingbird House, which is a local Historic Landmark and a National Register property. Councilor DiNunzio then asked if there is a needs assessment within the grant process and Kathy indicated yes, plus there is a point system. The Councilor confirmed the grants are going to historic properties, and asked if the owner has a financial need for assistance. Kathy explained that we don't assess financial need.

Chairman Unger added that one criterion is how critical the improvements are and will it be destructive to the building not to have those improvements made. The Chairman explained this program was developed, because people weren't asking to landmark their properties and the Commission determined that since the City can't offer tax breaks, the only way we could entice people to request landmarking would be through this program, and it has for the most part gone to not only buildings that needed it, but also residences and businesses that needed it and probably would not have performed the improvements without this program, but financial need is not on the list and she doesn't know if it would be appropriate; however, it isn't something we discussed.

Vice Chairman Ruland asked the Councilor about his feelings toward historic preservation and the Councilor indicated that he grew up in a 1840s house in Connecticut and he has spent a lot of time in Italy and ancient places; when he goes places, he goes to the old parts of town. He loves the sense of roots and what came before us, so when the spot came open, Michele asked if he was interested and he said yes. Chairman Unger and the Vice Chairman expressed their appreciation for his interest, and the Vice Chairman explained how the Commission had relied so heavily on John Bradshaw, when getting things through Council. The Councilor explained that the point of his questions about the \$12,000 was that behind the numbers are stories, and the more clearly the impact is understood by people making choices, the numbers become a way to do what we need to do. The Chairman thanked him for his input and the Councilor pointed out that when that happens within staff and the financial people fully understand, then when it comes to the level of policy, it stays under the radar, because staff doesn't make it an issue.

Commissioner Snyder referenced the budget and asked if we have an opportunity to request something for the Centennial activity, because there is generally something needed to do the work, but she doesn't see it in the budget. We could always move money to it, if it wasn't enough, but if you give it a line item, then it gives you the opportunity to adjust that line item, and to her it is added work. The Chairman agreed, but explained that the City Manager has indicated that he didn't want this to be anything that would cost the City money, and staff time will obviously come out of our staff time, and we will discuss that; it will be on our list every month. His concern is that we shouldn't have to think about spending money on it. Kathy Levin explained that our role is to lead and not necessarily be doing direct services, and when we come to that item we can discuss that more; it is to put the City in the role of coordination and developing partners. Commissioner Snyder indicated that you get nothing from nothing and if you want anything you need something, so she would challenge that point of view; otherwise you won't get what you need.

Chairman Unger explained that she was hoping that first we could have more discussion on what we are thinking about for the Centennial before talking about how much; we need an idea of what we are doing first. Commissioner Snyder stated that her sense is that it is a line item and the Chairman agreed that it could be a line item with an unknown number; one of the things she would like to discuss is the need for advertisements, etc., which won't be free, so we could put it in as a line item, but we can't come up with a number right now. Kathy Levin indicated that is noted. Vice Chairman Ruland agreed; however, pointed out that the Commission shouldn't challenge the City Manager. We should help him understand, and the line item is an excellent idea. The Chairman pointed out that we have a long ways to go, before we understand our role in this anyway.

Kathy indicated that the budget is adopted in June and the Chairman added that we have some time, even though we want to start looking at it now. Commissioner Snyder stated that any other Commission charged with the same task would do something similar; it is not untoward for us to propose this. She can't believe it would be taken in as extra work without consideration for something, and that is her position. The Chairman asked if there was anything else to add to the budget; this is basically a draft and we can still change the numbers. Kathy suggested that the Commission just consider adopting the Work Plan at this point and the Chairman asked for a motion to adopt the Work Plan at this time.

***MOTION: Vice Chairman Ruland moved to adopt the Work Plan as presented. Commissioner Wienges seconded the motion. VOTE: Motion carried five (5) for and zero (0) opposed.***

**7. Discussion/possible action on PowerPoint presentation prepared by staff as a community education tool and to assist in the recruitment of commission members.**

Kathy Levin explained that a couple of months ago, we were concerned about having a small Commission, so she thought in conjunction with other education efforts, it might be good to have a CD to present to some community groups, to explain what we do and use this as a recruitment tool. She relied heavily on a presentation that former Chairman Trevillyan developed for a joint meeting with the Council two years ago, and then added some more current information at the end; however, we already have a new landmarked property, so this is out-of-date.

It tells a little about what the Commission has been doing, such as field work and identifying new properties, working with owners, etc. Vice Chairman Ruland asked for her to explain what we do in working with owners and Kathy explained that the Commission's role is to review development proposals that have historic resources on them, such as the proposals for the Forest Service buildings on Brewer Road, the Lomacasi project and the Gassaway House. The Galloway project near Rainbow's End was an interesting one, because it wasn't within the development, but it was

adjacent, so the Commission still had a responsibility, and the last one was the Red Rock Village, which is where Howard Madole's adobe house is located. Vice Chairman Ruland then asked about the Commission's informal actions with owners and Kathy explained that the Commission gets with prospective landmark property owners to develop their interest in landmarking their properties. Vice Chairman Ruland indicated that it is good to point out that we are proactive and reach out to the community, and he is really proud of what this Commission does.

Commissioner Snyder indicated that what she doesn't see is that the Commission has a body of expertise that the community-at-large may not be aware of, and the term "working with others" doesn't quite capture that you are almost like a professional consultant for them, in terms of the ins and outs of the historic preservation process. She perhaps is more aware of what she doesn't know, because she is new, but there is an expertise in the Commission, which you might want to advertise. The Chairman suggested that it could go under item #3, because that is part of education. Commissioner Snyder added that it is not just at the local level, but also the state and federal level.

Kathy explained that when this presentation was made, we had just landmarked the Chapel of the Holy Cross, which is probably one of the most recognized and iconic structures in the community; many are tucked away in neighborhoods, etc. We also discuss creating civic pride through the National-registered properties. We have three, plus the Chapel of the Holy Cross is in the process and we hope to know about that early in the summer. For education, we also have the Uptown Walking Brochure and we typically use a National-Registered property as part of our Historic Preservation Month signature event.

Commissioner Mayer noted that the Commission's display is still at the visitors' center and it is in a great spot right in the entry. Commissioner Snyder asked if the Small Grants Program is part of the civic pride; you are helping maintain them. It is certainly a bullet that speaks to active results in civic pride, when you restore historic properties; Kathy indicated that she noted that idea.

Kathy then explained that in the past, the Commission has been involved in going into the field to identify properties and update the resource survey as we discover new properties in the community. The survey was revised about 1½ years ago, and it is done every 5 years. Kathy also noted that the Uptown Walking Tour received a Main Street Finalist Award, and with Commissioner Mayer's oversight, we hung a permanent collection of photographs at City Hall. It is a beautiful display of key landmarked properties, plus some are on display in the Community Development Department.

Kathy described the photographs shown of the Purtymun Cabin and a section of the Owenby Ditch. She also indicated that historic preservation is a sustainability project whenever we can reuse our historic properties. Chairman Unger added that there is actually a LEED statement that the greenest building is a reused building that could be put in there, although they don't follow it that much. Kathy then pointed out that the Small Grant Program is an incentive for landmarking and the Commission engages the property owners with a 50-50 matching program, which helps preserve the cultural resources. It was noted that a new photograph was needed of the steeple at the Unity Church. Kathy then covered examples of working with owners in the grant program and explained that Pushmataha is the KSB office building and the Bela Horvath Home and Studio is the Unity Church, plus a private home was shown that was designed by Howard Madole. Kathy showed some of the successes, including the pump house at the Southwest Inn, the Farley House, and the Gassaway House. She also explained that property owners usually want to know if landmarking is going to increase or decrease their property values and we haven't really studied that here, but many studies have demonstrated that value is added with landmark status.

Kathy then identified the 22 landmarked properties in the City, as well as some photos of old Sedona and indicated that she will make some of the suggested additions to get it updated. Chairman Unger encouraged the Commissioners to come up with a list of organizations where this presentation could be made, and then asked Kathy to put it on the next agenda. Commissioner Mayer indicated that the Board of Realtors would be one of the more important ones. Kathy suggested that the Commissioners email her with their ideas, and the Chairman indicated that if Kathy can't do the presentations, she or one of the Commissioners could do them. Kathy noted that many people would be surprised that there is so much, and the Chairman agreed that in most cases people don't realize how short that past is, but how much has happened in that short past. People will enjoy it; you aren't trying to sell them anything, except to possibly join the Commission.

*No legal action was taken.*

**8. Discussion/possible action on FY 2009-10 Commission Work Plan and commissioner involvement in Work Plan tasks:**

**a. Education and Public Outreach**

Chairman Unger indicated this is currently on a hold, except for what Kathy just showed.

**b. Survey Field Work**

Chairman Unger indicated that we still need to do work on the last survey and that should be raised to an important status, so we need to talk about it in one of the next meetings, and Richard had some good comments at the last meeting. Vice Chairman Ruland suggested that it be a whole meeting with nothing else on the agenda. Chairman Unger agreed, but pointed out that we have just been handed the Centennial and she won't be here in April, but possibly in May we can dedicate our time to it. Commissioner Mayer pointed out that his terms expired last September and he doesn't think he will be around then. The Chairman asked if he would be willing to call in and Richard indicated that he has been. The Chairman also noted that she wants the photographs to be placed on the website.

*No legal action was taken.*

**c. Madole Home landmark prospects**

Commissioner Mayer explained that regarding the Eilenberg's home, that is probably the jewel of the Howard Madole mid-century homes and they have restored it perfectly. He spoke with them before the holidays and they were interviewing other Landmark homeowners. He has tried to communicate with them twice since then, but they haven't returned his emails, which is unusual, so he didn't want to push the issue any further. Chairman Unger noted that Mr. Eilenberg has a big art show of photographs now through the summer in L.A., so she will forward that to Kathy, because that may be what it was. Commissioner Mayer additionally indicated that Don and Ingrid Hollis seem to be very interested; Jill Sands actually has more contact with them than he does. Chairman Unger indicated she would be talking to Jill. Kathy asked if the contact with Don and Ingrid Hollis should be initiated at the staff level and Commissioner Mayer indicated that would be his suggestion.

Commissioner Mayer indicated that he did the rough sketches for the Don Woods and Howard Madole newsletter, but the Commission doesn't have any budget for someone else to lay that out correctly, so he will have to find someone who will do it for free, but doing something more professionally will peak people's interest a little more. It would just be a copy of a blueprint vertically and a picture of the men, with possibly a T-square going across the top with the City's logo, and then we can put in the newsletter to send to the respective owners, rather than just on

the City's stationary. For the benefit of Commissioner Snyder and Councilor DiNunzio, Richard then provided a brief overview of Howard Madole's background. Commissioner Snyder noted that she went through one of his homes when it was for sale, and he was far ahead of his time; there was use of lots of copper and stone. Commissioner Mayer pointed out that the Commission has interviewed him and those interviews were taped. Chairman Unger noted that he also built the Usonian home for Frank Lloyd Wright.

Vice Chairman Ruland added that his houses are distinctive and engaging; they create a whole feeling. Commissioner Snyder indicated the one she was in would be fun to live in, at least that was her impression. She then asked about the newsletter and Commissioner Mayer confirmed the plan is to have a newsletter go out to historic property owners. The Chairman added that we send a letter in January to all of the landmarked homeowners to remind them of their responsibilities, etc., and Commissioner Mayer indicated it is also to foster a sense of community.

*No legal action was taken.*

**d. Early Don Woods-designed homes**

Chairman Unger indicated the Commission would be working on this during this year and in the next meeting we will be focusing on our May event. We might think about what we could do with Don Woods' homes and Commissioner Mayer has brought in some of the early blueprints of some of those homes.

*No legal action was taken.*

**e. Arizona Centennial 2012 (February 14, 2012)**

Chairman Unger indicated that the Commission has to take the lead in the Arizona Centennial, and she and Kathy will be meeting with the Sedona Events Alliance toward the end of this month, to see if they will name an event; most of the organizations have events. The state is starting celebrations on February 14, 2011 and they will end on February 14, 2012. Kathy indicated she copied an article and the date is different, so she will distribute that article. The article states that the celebration will officially kick-off in September 2011.

The Chairman explained that most arts organizations in town have their year start in August with a fiscal year of July through June, and we want to ask them to come up with one of their events. The City Manager has asked the Commission to act more as an organizer to see that one event doesn't conflict with another and that they have a theme that the City is comfortable with, if it is going to be done under the blanket of the City. She can see asking the arts organizations and businesses to respond to this, such as the hotels offering a package for the Centennial. Our first step will be to ask the arts organizations.

Vice Chairman Ruland asked if the arts organizations are preferred, because they already have events ongoing and the chairman indicated yes, because most already have established events. Kathy added that other partners could be the school district, library, standing historical entities, such as the historical society, etc. with each taking a piece of the Centennial celebration. Vice Chairman Ruland asked if the intent is to spread the celebration over that period of time, and Kathy indicated, yes, plus we may want to talk about what we want to do on the 14th. The Mayor asked us to come back in May with a plan, so we are just in the beginning stages. The Chairman asked everyone to put their thinking cap on and have a more solid idea for the next meeting. We certainly want to be involved with the historical society, and they may have



something they want to do on their own, but given the fact that this is a statewide event, we would like everyone to be involved. Kathy indicated that we did have one suggestion and that is in part why Jim Eaton is here today. He forwarded an email asking that we explore the designation of Schnebly Hill Road as a scenic and historic road. There is some information from ADOT's website in your meeting materials, and there are three or four roads in the Sedona area that have an historic or scenic designation now. A 15-mile stretch of SR 89A has been designated as a scenic road and Dry Creek has been designated as a scenic road for about 7 miles, plus SR 179 has been designated the Red Rock All-American Road for 8 miles, and each have unique features. The All-American Road includes Bell Rock and Courthouse, Cathedral Rock and the Chapel of the Holy Cross.

The Chairman asked Jim Eaton if he would like to comment at this time.

**James Eaton, Sedona Historical Society, Sedona, AZ:** Indicated he has already crossed most of the bridges just mentioned with greater Sedona in mind; he is the local member of the Yavapai County Committee for the Centennial and has also made some contacts in Coconino County, but they haven't really got it started. He met with Patrick Schweiss a couple of weeks ago and he is on board about making all of the events have some kind of Centennial tie-in. We have only talked so far about the Centennial year 2012, we hadn't discussed beginning in September, but apparently that is what the state wants to do, but the state has zero money. They are going to close 13 more State Parks, but if Arizona is going to celebrate its birthday, you can't wait until December of 2011 to think about it; we need to start making plans soon. You won't need any budget for advertising until the events are scheduled and start to take place, which will be in the 2011-2012 fiscal year. A lot of planning and coordinating can be done and you are right in what you said about coordinating organizations and events, so they have a Centennial theme in their routine events, which doesn't cost anything. The 2012 St. Patrick's Parade will have a Centennial theme and other events will have that theme, but it would be great if on February 14th, we could have some signature event, but in addition to events, we are talking about postmarks and caches for the 14th, and there has been talk of some legacy thing that will last beyond 2012.

Regarding the designation of Schnebly Hill Road, which is not in Yavapai County, the road is partly in the City, but most of it is on forest land and the Forest Service doesn't encourage traffic on Schnebly Hill Road, so they don't maintain it much on purpose and that is a deterrent. Having pointed that out to the historical society, they got the idea to designate Schnebly Hill Trail, which is partly on the road and partly not, but that is already designated, so he doesn't know what could be done about Schnebly Hill Road. He has not talked to the Forest Service, but if there is a continuing interest, he can do that. It would be nice if Sedona would commission a statue of J. J. Thompson, our first settler, to be in front of a good place like the Sedona Heritage Museum, because that would be a legacy event, but it would be nice to have some very rich donors to support that idea. That is an example of the kind of legacy thing that would last beyond the Centennial year. He was interested in the slide presentation, and he was thinking of doing a video version, which could additionally be used for stimulating owners of landmark prospects and other purposes. He would love to have Kathy's photographs for his new video. He is remaking a video on the History of Sedona and Oak Creek that he did 8 years ago for the historical society, and some of those nice color pictures would look much better in that. A lot of things can be done with very little cost and the Sedona Historical Society agreed that it was willing to be the lead agency for greater Sedona, in coordinating with other organizations and events. The City won't have any money to devote extra staff time, because that will take away from something else. There are a number of people at the historical society

that are itching to start on this, and he has been trying to hold them off until after this meeting and one more meeting with Yavapai County.

Jim then asked if there is anything else that the historical society can help with, and the Chairman indicated that we would want the historical society to be as much a part of this as anyone, because it is so important to have them involved in this. Jim pointed out that since most of the City is in Yavapai, you need coordination with Yavapai as well. The Chairman indicated that when the Commission has meetings, we would appreciate anybody who wants to come; it will be on our agenda, but we can let you know. Jim indicated he will be glad to help. The Chairman noted that the Commission will need as much support from the Community as possible; she is trying to have the Commissioners take some responsibility too, in figuring out what could be done and in reaching out, as well as staff, but to put too much burden on staff is not going to be appropriate. Although we will have to have staff involved, but if he would be willing to come to the meetings and give input, we would appreciate that.

Jim Eaton indicated that Coconino County has designated somebody who will probably be involved when they start gearing up. Chairman Unger indicated that we need to start thinking about it well in advance, so she appreciates him coming today. Vice Chairman Ruland indicated that he had read that Jim Eaton was appointed to that Committee and expressed his congratulations. Patrick Schweiss is a great guy to have on board, but the Vice Chairman indicated that he is fearful that if we let business interests run amok with this, we will lose the integrity of the event, and the idea of celebrating the Centennial in Sedona should be to focus on Sedona's part in that 100 years; the Sedona Historical Society has got to be the lead on that. Jim Eaton indicated that was their thought and when he talked to Patrick Schweiss, it was as head of the events alliance, but they also talked about movies, and Patrick pointed out that their focus is new films, but he acknowledged that there have been a lot of movies made here and maybe they could work together on a Sedona-made Film Festival. Chairman Unger indicated that is a great idea and the historical society can speak to what happened 100 years ago, but we also have what happened between then and now. It is celebrating the whole thing, and doing the movies from the 50s and 60s is relevant to a Centennial program. She also indicated that anything we have associated with the City, if we are going to be endorsing it or saying it is part of the City's celebration, we will have to know about; we can't just endorse anything that goes out the door, so we want to let people know that if they are going to be part of what the City is doing, this is something we have to know about.

Jim Eaton pointed out it is coordination and communication that is most important. The Recording Secretary indicated that other communities worked through their Chamber of Commerce and Main Street Program rather than going to individual business, although shopkeepers wore period costumes on the celebration day, trying to set the theme within the businesses. The Chairman agreed and indicated that we could get too scattered and that is why we wanted to approach the events alliance. If they come up with the ideas, that makes a lot of sense. Jim Eaton indicated he talked to Holly and she is very much aboard about having a Centennial theme for the parade and things they do that year; he also touched base with Jennifer, but not substantially. Chairman Unger indicated that she appreciates his help and the Commission will certainly keep him informed of when the Commission will be devoting more time to it, although it will be a standing agenda item.

Commissioner Snyder suggested naming a series of events, because the idea is to keep it in the forefront of the City's awareness. If we did the calendar, you could publicize the dates of the events for the celebration and ask people to help pay for the calendar, etc. You would have to

start with the events and then go to the hotels, because until you know the event schedule, going to the hotels wouldn't be profitable. She could go to the school district to see what interest there is; she could talk to people now about what they might do when the school year starts. Chairman Unger agreed and explained right now we are getting feedback to ensure they are interested, and then we will figure out what the events will be. Some of them won't have exact dates for their event until the middle of this year; however, if they start thinking about it, they may be able to come back to us sooner.

Jim Eaton requested that the Commissioners look at Yavapai's website; yavapai100@az.org is getting a calendar of events together and Yavapai will also be doing a picture book of historic photos and stories, and they are looking for brief stories on people's experience in Arizona. There will be a model of that on the website. Chairman Unger suggested each Commissioner look at that before the next meeting.

Commissioner Snyder asked if there are any car clubs, etc., that we could link into this that are outside of Sedona but come through here, and Commissioners indicated there is a car club in Sedona. The Chairman suggested that the Commissioners come up with a list of ideas for the next meeting. The Recording Secretary added that if Commissioner Snyder is going to the schools about art for the calendars, the City funds the Artist in the Classroom Program and the coordinator is Nancy Robb Dunst, but it might be good for Kathy to talk with Ginger Wolstencroft to see if that could fit into their program. Commissioner Snyder requested an email with those names and the Chairman suggested that Kathy make that initial contact, and if that is the case, it would be good to start thinking about the schools.

*No legal action was taken.*

**f. Historic Preservation Month event(s) (May 2010)**

Kathy Levin indicated that she just wrote down some ideas for HP Month, including the celebration of the National Register listing for the Chapel of the Holy Cross, a Self-guided windshield tour of the early Don Wood's homes with a possible open house at one, or an open houses at the two most recent historic Landmark properties, Doodlebug and the Ralph Block Ranch House.

Chairman Unger pointed out that the HP Conference is going to be in Flagstaff and we might think of doing a tour down here. We should also consider having some of the photographs to show at the conference; it will be in May this year. Commissioner Mayer suggested that the information panels should be taken too. Kathy indicated that she told the conference planner that we were interested, if they could add a tour to their schedule as an optional activity, which would just take a little coordination on our part. The Chairman indicated they have had those optional tours at most of the conferences, so perhaps we can have more discussion on this at the next meeting.

The Chairman asked Commissioner Wienges to look at these activities with her before the next meeting, so we can bring it back to the next meeting. Commissioner Snyder asked if we might know about the Chapel of the Holy Cross before May and Kathy indicated that we had the hearing in October and it sometimes takes up to 6 months for the Keeper to make the decision. The Chairman indicated that even if we didn't have that, we could do a tour; some people asked us why we didn't do it sooner, but we can have some alternatives if it doesn't happen.

*No legal action was taken.*

9. **Discussion/possible action on:**

a. **Prospects for designation of landmarks or historic districts**

Chairman Unger indicated she is still working on the Benny Gonzales building in Uptown, which was the old library. Benny was the first Mexican-American architect in Arizona and he designated that building as one he was very proud of in his bio. It is for sale or lease, so she is trying to track who owns it. Commissioner Snyder indicated that he has been advertising in the paper; she will see if she still has the number.

*No legal action was taken.*

b. **Certificates of Appropriateness**

Chairman Unger indicated that most of us went to the Jordan Park; they were doing an addition to the barn in April and we gave them a Certificate of Appropriateness. It was brought to our attention by Janeen Trevillyan that they were going to use Hardiboard as the base for the structure, and she wondered if that was called out in our Certificate of Appropriateness. The certificate says, "The siding will be vertical rough-sawn timber resembling the tractor shed."

Kathy indicated that the minutes from the Certificate of Appropriateness meeting were brief, but Commissioner Mayer discussed board and batten treatment for the exterior of the shed. Both the addition and the existing shed were going to be joined, the existing shed was going to be resurfaced on the exterior, and the new shed was going to be built to the north of it. In the follow-up letter to the Sedona Historical Society, she outlined the expectations for the materials and it said that regarding the 475 sq. ft. shed addition and existing shed, "The siding would be vertical rough-sawn timber resembling the tractor shed. There would be a wood garage door on the north resembling the drawing submitted with the application. The form of the building would also have to match this drawing. There would be one roof skylight, no windows and the structure would be offset by about 2 ft." And then, "The existing shed addition would be replaced with vertical wood siding to match the new shed addition." Kathy explained that we use the same language with each applicant for a Certificate of Appropriateness, and underscore that if there is to be any change in materials or redesign of what had been approved or if any problems are encountered as they go through the project, that they need to get in touch with us.

She, Chairman Unger and Andi Welsh went out Friday to look at what was going on, and she sent you the pictures; essentially, it is framed and they have the insulation in, and they were preparing to put on the Hardiboard, but she asked Jim to suspend work until he could come today, so if you have any concerns about the use of Hardiboard and vertical back on that, we could discuss them and reach a collective decision on what would be appropriate. Jim is here to address this, his understanding and what he had been given authority to do.

Chairman Unger explained that when a building is being added to, we ask the owner to make sure that whatever they are adding can be removed without any destruction of the building and that they have done. It is placed next to the building in such a way that it could come down and the stone building itself would be revealed again. Additionally, we ask that that the piece to be added be noticeable as an addition. Commissioner Snyder indicated that she read that, distinct and different. The Chairman explained that is what we were looking for, but we also want it to look like it is part of the building, so it is not so different that it doesn't match up with the feeling of the building.

The Chairman explained that in the initial agreement, we thought they were going to use the rough-sawn timber on the side to match the tractor shed and other building, so this may be the time for Jim Eaton to let us know where they are with this.

**Jim Eaton, Sedona Historical Society, Sedona, AZ:** Jim stated that first he has to let the Commission know how embarrassed he is that he has to be here and do this, because he was the founding Chairman of this organization and co-wrote the ordinance, and he just plain forgot to bring it back here, when they changed materials, and that is embarrassing, but they never intended for it to look like the tractor shed. In the application, it said board and batten design, and it can't look like the tractor shed, because it is made of old pine planks and they found that new pine planks will curl and develop gaps, and they can't have that on this building. He distributed a sample resolution that he indicated may take care of this situation. He also provided one copy of a page from the HardiPanel website that shows what the material looks like. You already have the original application picture, which shows the board and batten treatment and the door, etc., and he also has a color sample.

This is a sample resolution that you can deal with as you see fit, but they feel very strongly that this is a minor issue, due to its location at the rear of the apple barn, where there is practically no museum visitor traffic, and the use of this material will have little or no visual impact on the public or the neighborhood that would be different from the original materials. They had intended to use plywood with the board and batten treatment; a little later in the game, they considered the rough-sawn planks, but they found they would not be practical, because of the tendency to curl and weather and develop gaps. The north end of the addition is offset from the main barn entrance and it is not apparent to people entering the barn. The HardiPanel material on the north end covers only about half of the façade, the rest being natural wood doors and trim. There is no visitor traffic on the west side, which is screened by natural landscaping from the neighbors. The texture of this Cedarmill material is identical in appearance to textured plywood siding, but plywood siding with this texture is not available. The choices are either CCX plywood or ACX plywood and CCX is not really suitable for exterior use by itself; it has knots and cracks and is subject to weather. ACX is sanded on the outside and has patches where the knots were taken out, etc. It would be alright, but it wouldn't look as much like wood as the HardiPanel material.

The board and batten design has unchanged from the Letter of Intent; this design is compatible with the Jordan Road Character District Guidelines, and the HardiPanel material will stand up better to climatic conditions, plus it is protected by a 30-year non-prorated transferable limited warranty and superior to any natural materials, especially plywood or wood planks. The use of HardiPanel will result in a significant savings of cost for maintenance. It won't need to be painted nearly as often and replacement will be unlikely. They used natural wood weatherboard siding in the 1999 addition and what they are talking about here is an extension of an addition that was built in 1999. They used Skookum Cedar siding on that, and he personally put three coats of weatherproofing treatment on it and it didn't last. They have torn it off and the material used on the new addition will be used on the old addition as well. The building is city-owned, although all of the work and much of the cost is borne by the Sedona Historical Society volunteers.

Kathy indicated that she asked Andi for the invoices to see what had been expended and the City had budgeted \$6,000; \$5,200 has been spent. Jim clarified that \$6,000 of the City's money has been spent, and they are into donations; the City now has invoices for the whole thing and has paid its \$6,000 share.

Vice Chairman Ruland asked if Jim could identify any item, among his listed items one through nine, that respond to the requirements of the Certificate of Appropriateness. This list actually explains all of the reasons we are here today, but which one responds to the issue of integrity of the historic preservation that is going on. Numbers 1 and 2 explain the variation from the Certificate of Appropriateness, but he doesn't see it there. It pains him greatly to see this; he is just astounded.

Kathy indicated that where we have common ground, by looking at the minutes, is that we agreed that it would be a board and batten treatment, so as to design, we have common ground there. Where we differ is on the use of materials. Jim Eaton stated that he takes full responsibility for neglecting to return for that. Kathy acknowledged that is why he is here today and the Commission appreciates that. We have that common ground on what it should look like, now we are trying to decide if their choice of the Hardiboard is appropriate or should it remain a natural wood with a board and batten treatment, and that might be plywood with the capability to be used in an exterior application. The City went ahead and purchased the Hardiboard and it hasn't been applied, so there has been no loss; the material could be returned.

Vice Chairman Ruland indicated with #6, we are boxed in; this has been presented as a fait accompli and if we disagree, somebody is out a bunch of money. Kathy disagreed and indicated those materials can be returned; however, Jim Eaton stated no, they can't; that material cannot be returned. Pro-Build stipulated that, in giving them a lot of material for free and a number of discounts on the material, and the bill specifically states that the HardiPanel can't be returned. It was delivered by mistake, when it was ordered at the same time as the framing lumber, so it has been sitting out there.

Kathy asked about damage and Jim indicated it is not damaged, but it can't be returned. Kathy indicated that for all other reasons it could be returned, and she looked at the invoice and called Pro-Build to confirm that was the Hardiboard. Obviously, you worked with them to get the best possible deal, so that is something we would have to explore, as to if that material is returnable and if it seems to be in good condition. Jim indicated that it has been exposed to the weather; it is not primed, they provided the gray unprimed stuff. Kathy indicated that Jim has raised good issues about maintenance and cost, which would be borne primarily by the City.

Vice Chairman Ruland repeated his question as to whether any of those factors really relate to the issue before us about historic preservation. Chairman Unger indicated that she understands what Jim is saying, but it doesn't really relate, because that wasn't what we were expecting to be done. It does feel a bit like a fait accompli; she is very uncomfortable with this.

Councilor DiNunzio asked if the product is superior from a maintenance standpoint and Jim Eaton stated, very much so. The Councilor then asked if it is going to be batted and Jim stated yes. The Councilor then asked if the issue for the Commission is the look of the facility or the authenticity of the material. The Chairman explained that Hardiboard for a long time was not accepted, but we are trying to find out if it is accepted by the National Historic . . . , the Councilor indicated that if the concern is the look of the building and if we accepted batting, then the wall material is not rough-sawn and if that affects the look; there are ways to do things with it, if that is what you are trying to accomplish. Kathy indicated that the answer to the question is that it is both.

Commissioner Mayer indicated that we went through this issue with the Pushmataha building, because they did some repairs using plywood and batten, and originally it was 12 in. wide

rough-sawn planks that were an inch thick, so there is no way you are going to make them look the same. The question is if you set a certain rule, and you say you are going to replace this with this, and then the client doesn't follow the rule, we aren't obliged to pay for that. Kathy clarified that is in terms of the grant program. Commissioner Mayer indicated that Hardiboard is a better material; that is a western exposure and we know what the sun does, and realistically there aren't going to be many people in back of that building. The thing is that we had an understanding of what it was going to be and we agreed to it, and we keep backpedaling on these things and one way or another, we have to make a decision as to whether we are going to stick to the rules or fudge the rules.

Vice Chairman Ruland indicated he feels strongly about this, because we had this same discussion about the Pushmataha situation, and we let it slide or compromised on another fait accompli, and now it is even more egregious, because you people know better. Jim indicated it isn't you people, it is him. The Vice Chairman then stated that to have come to the meeting, present a plan for us all to get on board, do a site visit, go through the process, and approve it as presented, and then to come back at this late date for us to say no, means we are sticking it to the historical society for \$5,200; he can't believe that we are doing this right now. Kathy clarified that the City paid the \$5,200; however, the Vice Chairman indicated that either way it is money down the drain, if we don't approve it.

Commissioner Wienges indicated she would like to look at the issue of returning the materials; you say it can't be done, but she questions that. You were given some free things in return for saying this is non-returnable, so you may have to pay for those free things, if we need to return this. Jim indicated that will effectively kill the building, because they are stopped now, since they are out of funds. They have the material to finish the outside of the building; it is closed in and the doors are in place. Commissioner Wienges indicated that she sympathizes with his position, but then she looks at the decision of the Commission at the same time, so it is very difficult for all of us. Jim indicated he knows and that is why he tried to write this exception, because it is a valid goal to make new construction compatible, but distinguishable from historic construction. The use of new materials and technology can sometimes be adapted to make an historic structure more useful.

Commissioner Snyder indicated as a new Commissioner she doesn't have the history, so she is more open; she would have no problem with this, because the material is better. The building may be cheaper to maintain in the future, so you then you look at what really is at issue; the money expended or the fact that they went off without realizing they needed to come back and get our okay, but would we have ended up at the same decision point, if we had been asked. We may have said yes for various reasons, so she is asking that we don't think strictly in terms of a time sequence, that you all are vested in. If you had been presented with this material in the proper procedure, would you have come up with a decision that is a seemingly rational choice; could we have approved it? We need to challenge ourselves with not just thinking in terms of the protocol was not followed.

Chairman Unger explained that there should never be an issue, and we should not even be looking at a money issue here; that is not for us to think about on a regular basis. We should never be thinking about what it is going to cost. We are here to make sure that we keep the integrity of the building; that is our only goal. Commissioner Snyder then asked about the quality of the material and the Chairman further explained that also is not really what we are here for; we are here to ensure the integrity of the building is what it needs to be. If we were doing the City's budget or planning, it would be a different story. Historic preservation did not

give the money for this anyway; that was a different division of the City that gave the money; this also has nothing to do with our grant process. The only aspect we are dealing with is the Certificate of Appropriateness, which means that we have to make sure that the building matches up to the standards that we expect it to, because it is an historic Landmark. Beyond that, the things written here aren't relevant. What is relevant is if the building is going to hold its value as an historic Landmark, if we allow these materials to be on it.

The Chairman explained that at that point, we can say if we allow this material, then we can proceed, but we can't proceed from the rest of the things on this list. Vice Chairman Ruland asked Commissioner Mayer about his view of this material, and Commissioner Mayer explained that everyone knows that if you expose a natural wood to the sun, it is history. Hardiboard probably has the best chance of surviving for a while, although it is not impervious to moisture; it really doesn't have the look of rough-sawn lumber. It looks like wood that has been weathered, so there is a difference in the true appearance. After the Pushmataha thing, we state one thing, and then something else happens, and in that case, they knew what they were doing and we let them get away with it in a sense, so do we keep flaunting the rules or stick to our guns for the mandate that we have.

The Chairman indicated that obviously this was a terrible mistake and we have to look at, if you had come back to us in November, what we would have said then. Her biggest concern is we don't want this to keep happening; we don't want, every time we turn around, somebody to come back and say they forgot or didn't know, etc. It is a huge concern given the responsibility we have, and it is probably one of the most awkward and difficult parts of the job, to ensure that we are maintaining what is out there. That board looks like if you sandblasted wood; it is not like rough-sawn wood that would have gone through a mill and actually kicked the grain of the wood up, so there would be a very rough texture. It really wouldn't be weathered in this kind of weather, as much as it might be where sand, etc., kicked up against it. The harder grains of the wood live through a lot of attacks by the environment and the softer wood disappears, so they try to press this Hardiboard to look like that has happened. It is basically hardboard, but they press it to look like it has a grain texture. Jim clarified it is actually concrete. The Chairman indicated that the difference between this and planks is that when you have a sheet of goods, the grain pattern is continued through that sheet, and when you put batten on it, you can still tell that it is on the other side of the batten, so it has a repeated pattern. Jim indicated they are using 3-inch battens; however, the Chairman noted that it still would not look like the rough-sawn wood.

Jim Eaton pointed out that they did not apply for rough-sawn wood; they applied for board and batten treatment using plywood, and he agrees that it makes no difference, whatsoever, what is used on that building, except in that it affects your rules. The Chairman indicated that all she remembered was the Certificate of Appropriateness and us talking about the planks; you had said there is a note about board and batten, but she doesn't recall that. Commissioner Mayer noted that board and batten is not plywood and Kathy indicated that she doesn't recall plywood. Jim indicated that they said board and batten design, because that is what they intended.

Kathy read the following from the application: "The society now proposes to build another 330 sq. ft. frame extension on that shed to provide secure work space and tools for artifact restoration, exhibit construction, repairs and a storage recharge station for a golf cart. This will free up the museum space now used in conflict with exhibition areas. The existing red wall of the barn and one existing wall of the 1999 addition will form two walls of the new structure. The insulated enclosure will be completed with two new framed walls and extending the green



shingle roof. The building addition will be compatible in design with the historic buildings on site and with the Sedona Main Street Guidelines, and it is screened from neighboring properties by landscaping." "The new roof will be an extension consisting of the same green shingles. Some of the exterior siding of the 1999 addition is deteriorated and the cost of that material has increased, so the plan now is to use board and batten design on the 1999 addition and on the subject new extension."

Commissioner Mayer indicated that when you say board and batten, it means board and batten. Jim explained not to him; he wrote it and said board and batten design, and you do that with plywood; Commissioner Mayer agreed you fake it with plywood. We were under the assumption that it was real board and batten. Jim added that after they submitted this, they thought about using rough-sawn boards and then dropped it. Chairman Unger indicated that was what was discussed on site.

Kathy read the following from the minutes of the April 20, 2009 meeting:

Commissioner Miller indicated that it seemed that the addition is being planned to take into account the 1999 addition, and it will be a big improvement, since space is needed for the business activities. She also believes that if in the future things would dictate a separate building, perhaps both the proposed new addition and the old addition could be removed from the building, to restore the complete integrity of the red rock barn, and in the way the roof of the new addition seems to have been planned, even the roofline could be restored to the original roofline. Chairman Unger indicated that considering the concerns of Bob Huggins, that is part of what will be done in this circumstance. We will be able to return it, from what she can see, to its original state, when they may find another place to do these functions. Commissioner Wienges indicated that her concern was if they have investigated interior usage rather than adding an extension, but it seems that you have done that research, and listening to the arguments that any extension could be removed in the future, she thinks they would be sincere in doing that and she would agree this is probably a good move.

Commissioner Mayer asked Jim Eaton for clarification as to whether or not they have thought of doing a temporary structure inside of the barn. Jim Eaton explained that every inch of that space is used now. They are planning more wall exhibits and there is a little enclosure for tables, which they have to remove when there is a performance. One corner was recently devoted to a Kids' Corral, because they have about 500 school students yearly from around the Verde Valley for Pioneer Days. The facility is really used fully; there is no area that could be enclosed inside the barn. It is also their hope to propose an additional building down toward the street, to house a lot of the museum facilities, so the house can be returned to being a house sometime in the future. Currently, it is used as a house, cowboy room, movie room, pioneer room, etc. Every square inch of that property is multi-tasking.

MOTION: Vice Chairman Ruland moved to approve the Certificate of Appropriateness for the Packing Shed (Barn) CA 09-02 (Historic Register No. 02) including both the construction of the new addition and siding replacement on the existing 1999 addition, based on consistency with the review procedures in the Land Development Code, Article 15, §1509.03 B.1, B.2, B.4 and C.1.b. Commissioner Miller seconded the motion. VOTE: Motion carried five (5) for and zero (0) opposed.

Chairman Unger indicated that the reality is that initially we had wondered if the addition needed to be made, and Kathy added that is one of the things according to the Department of Interior Standards; you have to remove that obstacle before you can decide to do an add-on. The Chairman indicated that it seemed to be justified.

Kathy read the standards for rehab from the U.S. Department of Interior Standards as follows:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Vice Chairman Ruland indicated that the question that would have been presented to us had we been given the opportunity before the materials were purchased, would have been is this consistent? Chairman Unger agreed and indicated that she is not sure that the Hardiboard is a material that is allowable, for a number of years it wasn't, but we haven't gotten an answer back. There are two possible motions here, one could be that we allow these materials considering that it will look similar to a board and batten, and the other would be that we ask that the materials be returned for possibly rough-sawn.

Vice Chairman Ruland asked Jim Eaton, if he was a Commissioner with the responsibility of enforcing these ordinances and if he was presented with this situation, how he would react. Jim Eaton indicated he considered that when he wrote this and that is why he wrote, "The Historic Preservation Commission approves the use of HardiPanel Cedarmill vertical siding on the exterior of the Sedona Heritage Museum Apple Barn addition as an exception to its rules and limited to the subject use with the following findings." Vice Chairman Ruland asked if he sees it as an exception, and Jim indicated yes, and it is justified, because it makes no difference, nobody will ever see it. The only difference it makes is it is an infraction of your rule and you can find an exception to it. There are adequate findings here to support that, this is the kind of thing done on P&Z as well.

Chairman Unger indicated that she has difficulties with the word "exception" in this, because she can see somebody coming to us again wanting to use the Hardiboard and us having to decide whether or not we are going to allow it, and in her mind, if we allow it in this instance, we are going to have to allow it in other instances. Jim indicated if someone can present 1½ pages to support it, you should. Chairman Unger pointed out that this still isn't what we should be looking at; certainly from your standpoint, and maybe from the City's standpoint, she can understand; however, this isn't a standpoint that we should be making a decision on.

Vice Chairman Ruland expressed his high regard for Jim Eaton and the historical society and the work they do, but also expressed how troubling this is to him. Based on the legalities of the information provided, you could make a case that we didn't scrutinize the information close enough and technically the question is can we still fit what he is wanting to do under the Certificate of Appropriateness that was applied for?

Councilor DiNunzio asked if the material was ordered in error and Jim explained it was on a list with the framing materials and their builder called Pro-Build and said send that stuff; there is no way they would have ordered it on December 1st and left it there in the rain. They are not even ready to use it yet. Commissioner Mayer asked why it was on the list, if it was not the material that was to be used. Jim explained that it was on a list of things that they had gotten costs on. The Councilor asked if it was intended to use that material and Jim indicated yes, after they had investigated all of the other things. They would have ordered it about now.

Chairman Unger indicated that certainly you should have let us know, but if we look at it as a change you are bringing to us now; one you should have brought before, but if you were bringing a change order now, she is not going to look at it in terms of what this says or in terms of an exception. The minute we say it is an exception, then we will be making exceptions to rules in other instances. If we are to allow this material to be used on the back of that barn, then we have to look at it as a material that we will allow people to use in that board and batten form from this point going forward, so the question to the Commission is do we do that and are we comfortable with that.

The Chairman then indicated she would give her take on that. It will be different than anything else on that barn; it isn't on any piece of that property right now. We are asking for you to do something that is going to be different, and we know that it will be different. Using that context, in her mind that is alright, because it is something that is different from what is there and it does stay within the parameters of a look that would have been done then, so this is a very subjective thing that we have to do, and she feels that had you come to her initially with that material, she probably would have said yes, but she doesn't know if the rest of the Commission would have. She has to battle this battle, because we didn't do that initially, so we now need to go around the table and see what everyone else feels, because she is only one vote.

Commissioner Wienges indicated that she would like to know the national thinking before voting on this, because we are talking about consistent materials, so is this an acceptable material, and if it is acceptable, then she would go along with it, because the wording is a little fuzzy in the documents. Board and batten design to her is something that can look like the original, but not necessarily be the original.

Commissioner Mayer also suggested finding out what the national thinking is; in some respects, it is different enough to not be misconstrued as an attempt to look like original material. We have our foot caught in two traps and at some point we have to draw the line, but are we already over that line?

Vice Chairman Ruland indicated that he would have voted as you suggested had it been presented to us in a timely fashion. These reasons are very reasonable, but he is opposed; he is a no vote.

Commissioner Snyder indicated that she agrees that this could not be approved as an exception, because that sets a precedent. She would approve it as a change in material; if you feel they use metal siding, then she would have no issue with this, because it is a choice of change in material. Board and batten design is what we were given, not the materials, so she doesn't have an issue with saying that when we approved the proposal, we assumed certain things in error. Chairman Unger indicated her concern is that the materials were called out in the approval of the Certificate of Appropriateness and it said rough-sawn lumber and there is no doubt in that. If there had been a problem with that, she would have hoped they would have come back to us,

and that is probably one of her biggest problems with this. Commissioner Snyder agreed; however, indicated that if he had approached you with that, then that conversation should have taken place long ago. Given this situation, her feeling is, is there something that could be done with the material at hand to make it look more appropriate, and the Chairman stated no, it is what it is. Commissioner Snyder stated that her vote would be yes, because she has a different perspective.

Commissioner Mayer stated that part of the problem is that we have been through this a couple of times already and it can't keep happening. Vice Chairman Ruland pointed out that the materials are critical to this discussion; it is not that it looks better, it is cheaper, etc., the material is critical to the whole process -- that is the whole shebang. Commissioner Snyder indicated that if someone could have approved metal, then this appearance looks like wood and she understands the issue, but flexibility is a virtue. Chairman Unger explained that is not the issue. Commissioner Mayer stated it is saying one thing and doing another; we're trying to save historic structures and keep them as historic as possible, and we are backpedaling.

Commissioner Snyder stated that decisions were made with the best intentions for quality; Chairman Unger repeated this is not our purview; it is not what we are supposed to be doing. We are supposed to maintain the integrity of the building as it is. If we start looking at cost, etc., at the end of the day, we would end up with buildings that aren't worth anything.

Jim repeated that he is embarrassed, because he honestly forgot to come to this Commission in the heat of all of the work and details, but the whole addition is not a part of that red rock building; that building is all red rock. When they put on the 1999 addition, they made a different thing out of it, and they are extending that addition; it is not part of the original barn.

Chairman Unger indicated that it sounds as if a number of the Commissioners would be willing to allow this, if this material is acceptable to SHPO. Kathy indicated that she wrote to them Friday, sent the photos and asked for an opinion. Chairman Unger indicated that for the Commission to take another vote, we would have to wait another month and asked if it is possible to vote that if we get an okay from the state, as far as this material being acceptable, then Jim can go ahead, so we don't have to vote in a month. Kathy indicated that the Commission needs two conditional motions and she doesn't really think you can do that, because if SHPO didn't support it, how would you vote?

Vice Chairman Ruland indicated he would be willing to show up for a special meeting to vote on this as soon as we get an answer from the state. The other Commissioners agreed and the Chairman indicated that we will wait to see what SHPO says, and then we can come in and readdress this issue. Jim Eaton indicated that he can't tell the Commission how sorry he is to put you through this; he does believe that in order to protect your standards, you could find an exception and that wouldn't open the door. Vice Chairman Ruland pointed out that it would be an exception for the Sedona Historical Society and asked how that could not be a precedent forever; Jim indicated that is a good point. The Chairman asked if Jim wanted to leave some of those materials with Kathy or if he wanted to be at the meeting; Jim indicated both.

*No legal action was taken.*

**c. Updates to Historic Resource Survey**

There were no updates.

**d. Condition of Landmarks or other historic properties**

There were no updates.

**10. Discussion/possible action on election of Chairman and Vice-Chairman of the Historic Preservation Commission for 2010.**

[Note: There was no discussion on this item; the Commission proceeded immediately to a motion.]

***MOTION: Vice Chairman Ruland moved that Brynn Unger continue as Chairman of the Historic Preservation Commission. Commissioner Wienges seconded the motion. VOTE: Motion carried five (5) for and zero (0) opposed.***

***MOTION: Commissioner Wienges moved that Greg Ruhland continue as Vice Chairman. Commissioner Mayer seconded the motion. VOTE: Motion carried five (5) for and zero (0) opposed.***

**11. Discussion/possible action regarding future meeting dates and future agenda items.**

Kathy stated that the next regular meeting will be February 8th and there will be the January 25th event at the Sedona Historical Society. She will also notify the Commission of a special meeting as soon as she has the information. Chairman Unger indicated she will not be present in April.

**12. Adjournment.**

The Chairman called for adjournment at 6:44 p.m., without objection.

I certify that the above is a true and correct summary of the meeting of the Historic Preservation Commission held on January 11, 2010.

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Donna A. S. Puckett, *Recording Secretary*

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Date